

Impact Fee Calculation Worksheet

Development Name:

FRISCO MARKET PLACE
BLOCK A, LOT 4
ECKERD DRUG

Assessment Date:

5-Dec-00

Applicant Name:

JDN REAL ESTATES-FRISCO, L.P.

Case Number:

Water Utilities		Input #	Equivalency	Service	Water Impact Fees	
Land Use Category	Basis	of Basis	Factor	Units	Lines and Valves	Storage and Pumping
Single Family	Lots		1.00	0	\$0	\$0
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.70	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre		0.27	0	\$0	\$0
Retail	Acre	1.486	2.60	3.8636	\$711	\$788
Commercial	Acre		3.00	0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.52	0	\$0	\$0
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
Totals					\$711	\$788

Waste Water Utilities		Input #	Equivalency	Service	Waste Water Impact Fees		
Land Use Category	Basis	of Basis	Factor	Units	Lines	Lift Stations	Treatment
Single Family	Lots		1.00	0	\$0	\$0	\$0
Mobile Home	Lots		0.79	0	\$0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0	\$0
Duplex	Lots		0.71	0	\$0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0	\$0
Public and Semi-Public							
- School	Acre		2.63	0	\$0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0	\$0
Parks and Open Spaces	Acre		0.18	0	\$0	\$0	\$0
Retail	Acre	1.486	2.65	3.9379	\$1,205	\$47	\$807
Commercial	Acre		1.06	0	\$0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.53	0	\$0	\$0	\$0
Airport	Acre		1.59	0	\$0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0	\$0
Totals					\$1,205	\$47	\$807

Thoroughfares		Input #	Equivalency	Service	Service	Thoroughfare
Note: Input Z in SA for flat 10K rate.						
Land Use Category	Basis	of Basis	Factor	Units	Area (SA)	Fees
Residential (SF)/Single Family	Lots		1.00	0		\$0
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots		1.00	0		\$0
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre		0.10	0		\$0
Retail	Acre		17.30	0		\$0
Commercial	Acre	1.486	17.30	25.7078	Z	\$14,860
Office	Acre		4.50	0		\$0
Industrial	Acre		1.40	0		\$0
Total Thoroughfare Impact Fees						\$14,860

Land Dedication or Park Fees		Input #	Equivalency	Land	Park
Land Use Category	Basis	of Basis	Factor	Dedication Acres	Fee in Lieu of Land
Single Family	Lots		1.00	0.00	\$0
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0
Duplex	Lots		1.00	0.00	\$0

Multi-family	Units		1.00	0.00	\$0
Land = 1: Fees = 2			Totals	0.00	\$0

Impact Fee Calculation Summary Sheet

Development Name:

FRISCO MARKET PLACE

Assesment Date:

5-Dec-00

Applicant Name:

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Case Number:

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Water Utilities Impact Fees		Fee Totals	Credits	Remaining Due
Lines and Valves		\$711		\$711
Storage and Pumping		\$788		\$788
Total Water Utilities		\$1,499		\$1,499
Waste Water Utilities Impact Fees				
Lines		\$1,205		\$1,205
Lift Stations		\$47		\$47
Treatment		\$807		\$807
Total Waste Water Utilities		\$2,060		\$2,060
Thoroughfare Impact Fees		\$14,860		\$14,860
Park Land Dedication or Park Fee		Acres	Fee	
		0.00	\$0	\$0
Total Impact Fees Assessed and Due		\$18,419	\$0	\$18,419

Notes: IMPACT FEES SUBJECT TO DEVELOPMENT AGREEMENT RESOLUTION NO. 99-11-12R